

**ITEMS CORRESPONDING TO SCHEDULE B-II**

- 12 Restrictions on advertising devices contained in Quit Claim Deed dated September 4, 1974, recorded October 1, 1974, as Document No. 256135. Located on the subject property as shown on the map.
- 13 Access restrictions contained in (1) Quit Claim Deed dated September 4, 1974, recorded October 1, 1974, as Document No. 256135 and (2) Quit Claim Deed Easement dated October 31, 1991, recorded November 12, 1991, as Document No. 351126. Located on the subject property as shown on the map.

**ZONING INFORMATION**

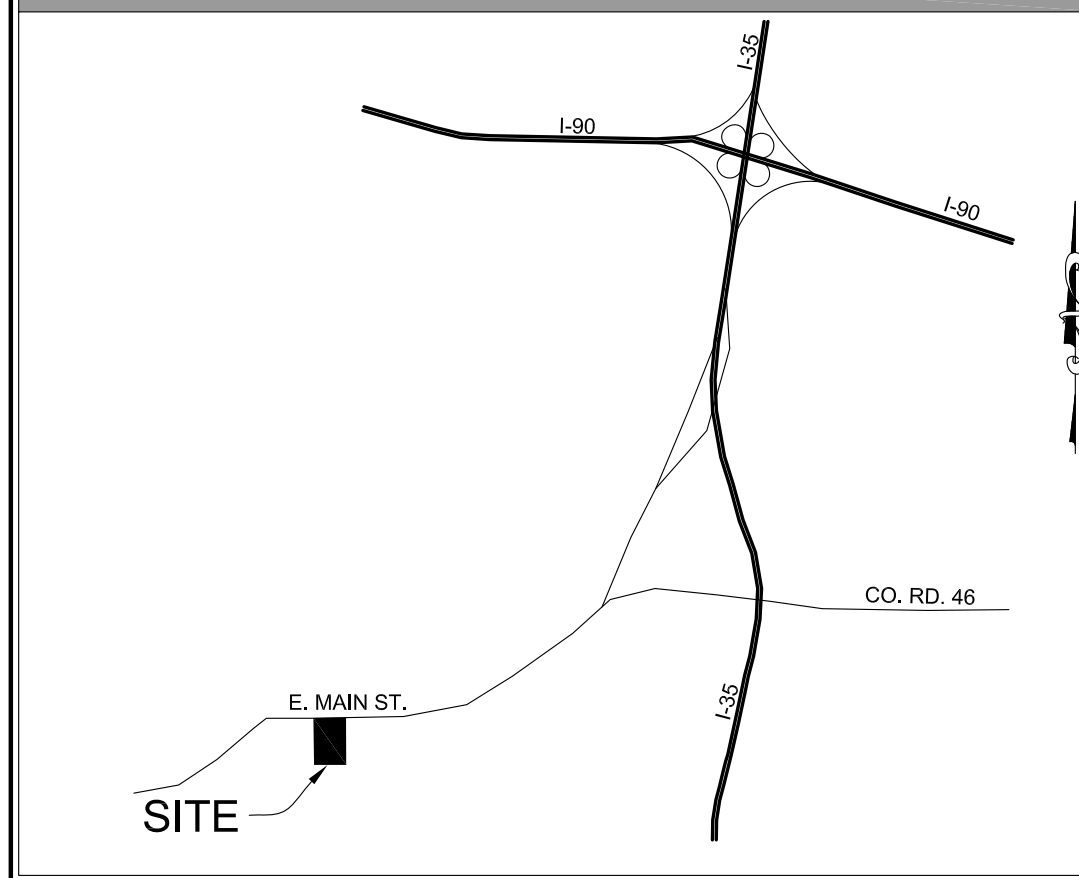
According to the Zoning Report Number 7202000143:003, dated 2/10/2020 prepared by NV5 Transaction Services - Zoning District, the subject property is within the B-2, Community Business District and the current uses are permitted by right per the City of Albert Lea Zoning Code Section 74-492.

ITEM	REQUIRED	OBSERVED
PERMITTED USE	GENERAL RETAIL	GENERAL RETAIL
MIN. LOT AREA	7,200 S.F.	38,061 S.F. - 0.89 AC
MIN. FRONTAGE	60'	164.78'
MAX. LOT COVERAGE	40%	10,384 S.F. - 27%
MIN. SETBACKS FRONT	25'	-0.5'
MIN. SETBACKS STREET SIDE	NONE	N/A
MIN. SETBACKS SIDE	NONE	1.8'
MIN. SETBACKS REAR	15'	129.8'
MAX. BUILDING HEIGHT	40'	18.1'
PARKING TOTAL	36	0 STRIPED SPACES

Contact info:  
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City Planner  
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Albert Lea, MN 56007  
mbock@d.abertlea.mn.us  
507-337-4349

Notes:  
Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Albert Lea for zoning laws and applicable codes.

**VICINITY MAP - NOT TO SCALE**



**MISCELLANEOUS NOTES**

- (MN1) SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- (MN2) AS PER TABLE A NO. 2, THE SITE ADDRESS IS 1710 E. MAIN ST., ABLERT LEA, MN PER FREEBORN COUNTY RECORDS
- (MN3) AS PER TABLE A NO. 4, THE PROPERTY INCLUDES 0.89 ACRES (38,061 S.F.)
- (MN4) AS PER TABLE A NO. 9, THERE WERE NO STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 1/23/2020.
- (MN5) AS PER TABLE A NO. 16, THERE WAS NO EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 1/23/2020.
- (MN6) AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 1/23/2020. THE SURVEYOR IS NOT AWARE OF ANY SUCH CHANGES.
- (MN7) AS PER TABLE A NO. 18, NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING FIELD WORK ON 1/23/2020.
- (MN8) THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 1/23/2020.
- (MN9) THE PROPERTY HAS DIRECT ACCESS TO E. MAIN ST. (US HWY 16/65) AND S.E. MARSHALL STREET WHICH ARE BOTH PUBLIC RIGHT OF WAYS.
- (MN10) THERE ARE NO GAPS OR GORES WITHIN THE PROPERTY.

**RECORD DESCRIPTION**

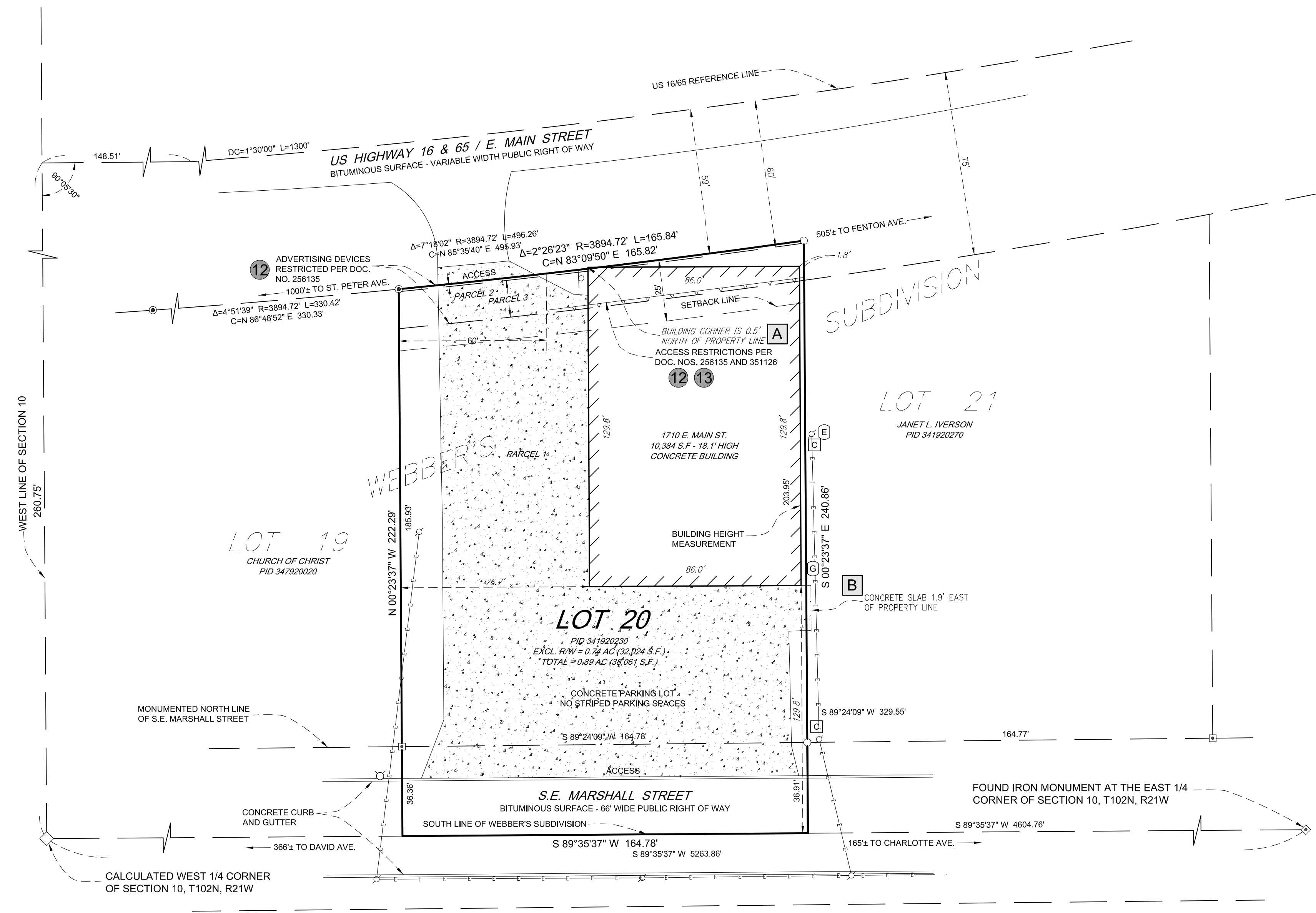
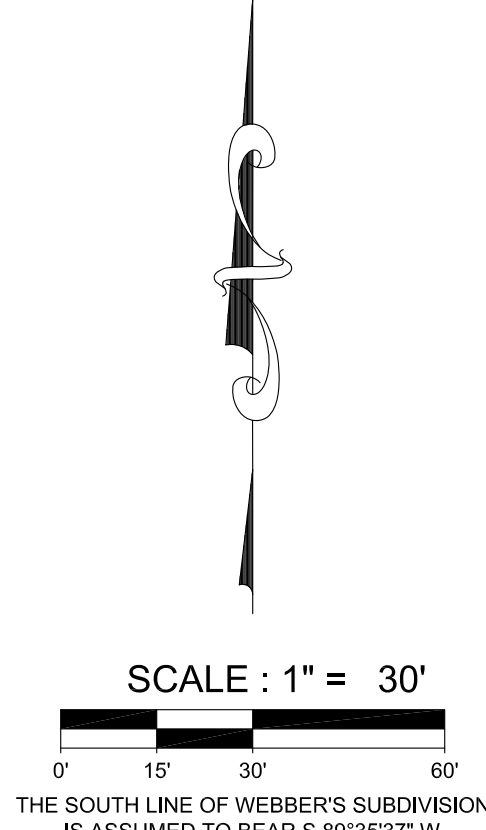
Parcel 1:  
All that part of Lot 20, Webber's Subdivision, Freeborn County, Minnesota, which lies South of U.S. Highways 16 and 65 as now located over and across said lot.

Parcel 2:  
That part of Tract A described below:  
Tract A: That part of Lot 20, Webber's Subdivision, Freeborn County, Minnesota, lying southerly of Trunk Highway No. 16 as located and traveled on May 23, 1950, except the North 1.25 acres thereof;  
which lies between two lines run parallel with and distant 59 feet and 60 feet southerly of Line 1 described below:  
Line 1: Beginning at a point on the west line of said Section 10, distant 260.75 feet north of the West quarter corner thereof; thence run easterly at an angle of 90 degrees 05 minutes 30 seconds from said West section line (measured from south to east) for 148.51 feet; thence deflect to the left on a 01 degree 30 minutes 00 second curve (delta angle 31 degrees 34 minutes 00 seconds) for 1300 feet and there terminating.

Parcel 3:  
That part of Tract A described below:  
Tract A: That part of Lot 20, Webber's Subdivision, Freeborn County, Minnesota, lying southerly of Trunk Highway No. 16 as located and traveled on May 23, 1950, except the North 1.25 acres thereof;  
which lies between two lines run parallel with and distant 60 feet and 75 feet southerly of Line 1 described below:  
Line 1: Beginning at a point on the west line of said Section 10, distant 260.75 feet north of the West quarter corner thereof; thence run easterly at an angle of 90 degrees 05 minutes 30 seconds from said West section line (measured from south to east) for 148.51 feet; thence deflect to the left on a 01 degree 30 minutes 00 second curve (delta angle 31 degrees 34 minutes 00 seconds) for 1300 feet and there terminating.

Abstract Property

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 302527, DATED DECEMBER 31, 2019.



**LEGEND OF SYMBOLS & ABBREVIATIONS**

- FOUND IRON MONUMENT WITH PLASTIC CAP BEARING LS-13807
- ▣ FOUND 1/2" REBAR
- ◇ FOUND IRON MONUMENT WITH UNREADABLE PLASTIC CAP
- SET 1/2" x 24" REBAR WITH PLASTIC CAP BEARING LS-41577
- ◇ CALCULATED SECTION CORNER LOCATION
- (XXX) RECORD DATA
- CATCH BASIN
- (MH) MANHOLE
- ⤵ CULVERT
- (G) GAS METER
- (E) ELECTRIC METER
- ⚡ LIGHT POLE
- (C) COMMUNICATION PEDISTAL
- ⊕ HYDRANT
- ⚡ POWER POLE
- OVERHEAD POWER LINE
- SILT FENCE
- SIGN
- CONCRETE SURFACE
- RESTRICTED ACCESS

**FLOOD NOTE**

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 270135, Map No. 27047C0238C which bears an effective date of 11/19/2014 and is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 1/25/2020 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

**PROJECT REVISION RECORD**

DATE	DESCRIPTION	DATE	DESCRIPTION
1/25/2020	FIRST DRAFT	2/20/2020	CLIENT COMMENTS
1/27/2020	CLIENT COMMENTS	2/26/2020	REVISED TITLE COMMITMENT
2/12/2020	ZONING	3/2/2020	SETBACKS
2/14/2020	PROPOSED DESCRIPTION		
FIELD WORK: TMH	DRAFTED: TMH	CHECKED BY: TMH	FB & PG: 19/55

**SIGNIFICANT OBSERVATIONS**

- A BUILDING CORNER IS 0.5' NORTH OF PROPERTY LINE
- B CONCRETE SLAB IS 1.9' EAST OF PROPERTY LINE

**LEGAL**

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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

**ALTA/NSPS LAND TITLE SURVEY**

for  
**MPEC Napa Portfolio**  
NV5 Project No. 201906250-003  
NAPA Albert Lea  
1710 E. Main Street, Albert Lea, MN 56007

Based upon Title Commitment No. 302527 Amendment 2/14/2020  
of Chicago Title Insurance Company  
bearing an effective date of December 31, 2019 at 07:00 A.M.

Surveyor's Certification

To: Chicago Title Insurance Company; Trust Bank, its successors and/or assigns, as their interests may appear; Oak Street Real Estate Capital; NAALMN001 LLC, a Delaware LLC and Bock & Clark Corporation, an NV5 Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on January 23, 2020.

THOMAS M. HEALY  
REGISTRATION NO. PLS-41577  
IN THE STATE OF MINNESOTA  
DATE OF FIELD SURVEY: JANUARY 23, 2020  
DATE OF LAST REVISION: MARCH 2, 2020  
NETWORK PROJECT NO. 201906250-003 CAS

THOMAS M. HEALY  
PLS NO. 41577  
LAND SURVEYOR

3-2-2020  
DATE

SHEET 1 OF 1

**Bock & Clark Corporation**  
an NV5 Company

**NV5**

Transaction Services 1-800-SURVEYS (787-8397)  
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www.BockandClark.com mayhelpyou@bockandclark.com www.NV5.com

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